

RESIDENTIAL PROPERTY RECORD CARD**CITY OF SPRINGFIELD****Situs: 328 ARNOLD AVE****Map ID: 006500059**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

Current Owner

FRADETTE DOMINIQUE P

328 ARNOLD AVE

SPRINGFIELD

MA 01119

General Information

Living Units 1

Neighborhood 116

Alternate Id

Vol/Pg

District COS

Zoning R1

Class RESIDENTIAL

**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	7,658			24,330
Total Acres: 0.1758				

Permit Information

Date Issued	Number	Price	Purpose	% Complete
2006-07-07	601011	116219	HOUSE, NEW	100

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	24,300	24,300	24,300	0	24,300
Building	151,400	159,700	161,700	0	159,700
Total	175,700	184,000	186,000	0	184,000

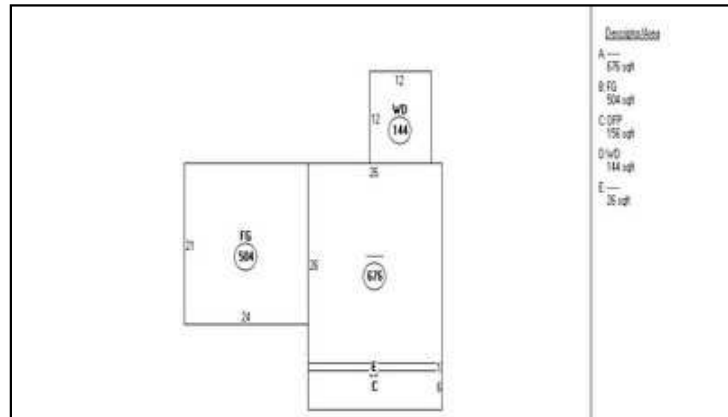
Value Flag MARKET APPROACH

Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2007-01-31	217,000	LAND + BLDG	16481/0039	FRADETTE DOMINIQUE P	GFI PROSPECT PARK DEVELOPMENT

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Dwelling Information		
Style	COLONIAL NEW	Year Built 2007
Story height	2.00	Eff Year Built 0
Attic	NONE	Ground Floor Area 676
Exterior Walls	ALUM/VINYL	Amenities
Masonry Trim		Total Living Area 1,378
Color	NATURAL	
Basement		
Basement	FULL	Car Bsmt Gar 0
FBLA Size		FBLA Type
Rec Rm Size		Rec Rm Type
Heating & Cooling		Fireplaces
Heat Type	BASIC	Stacks 0
Fuel Type	GAS	Openings 0
System Type	WARM AIR	Pre-Fab 0
Room Detail		
Bedrooms	3	Full Baths 1
Family Rooms	0	Half Baths 1
Kitchens		Extra Fixtures 0
Total Rooms	5	
Kitchen Type		Bath Type
Kitchen Remod		Bath Remod
Adjustments		
Int vs Ext	SAME	Unfinished Area 0
Cathedral Ceiling		Unheated
Grade & Depreciation		
Grade	C+	Market Adj 0.00
Condition	GOOD	Functional
CDU	GOOD	Economic
Cost & Design		% Good Ovr
% Complete		



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary							
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade	
014900010	2013-12-27	172,900	1,664	6	2005	C	
006500058	2014-07-01	199,000	1,378	6	2007	C+	
029100035	2014-08-29	162,000	1,484	6	2007	C	
102800002	2014-12-30	175,000	1,660	6	2011	C	
060700062	2013-03-29	148,000	1,440	6	2004	C	